

3/18/80

Ordinance 58004
(B.B. No. 202)

An ordinance approving the Small Arms Plant Industrial Development Plan prepared by the Planned Industrial Expansion Authority of the City of St. Louis for the Industrial Development of one project area in the City of St. Louis; finding said project areas to be blighted, insanitary and undeveloped industrial areas which should be developed in the public interest; finding that the Industrial Development Plan conforms to the general plan for the development of the City; finding that the Industrial Development Plan affords maximum opportunity for development of the area; finding that the Industrial Development Plan is feasible and that no relocation of individuals and families is required, and that there is a feasible method proposed for the relocation of businesses to be displaced from the project area; pledging cooperation of the Board of Aldermen and requesting various officials, departments, and official agencies of the City of St. Louis to cooperate and to exercise their respective functions and powers in a manner consistent with the Industrial Development Plan; extending the benefits of Chapter 353, Revised Statutes of Missouri, 1978, as referenced and authorized in Chapter 100.570, R.S.Mo. 1978, to Urban Redevelopment Corporations which acquire property within the project area, containing a severability clause and containing an emergency clause.

WHEREAS, it is desirable and in the public interest that the Planned Industrial Expansion Authority of the City of St. Louis (herein called "the Authority"), undertake and carry out an industrial development program in the Small Arms Plant Industrial Development Area in the City of St. Louis, State of Missouri, described

in Exhibit "A" Attached hereto and incorporated herein by reference; and

WHEREAS, the Board of Aldermen has declared the project areas as blighted, insanitary and undeveloped industrial areas (Ordinance 57755) and in need of industrial development; and

WHEREAS, it is desirable to stimulate substantial improvements in the area to alter or change the blighted, insanitary and undeveloped industrial character of said area; and

WHEREAS, the Authority and the members of the Board of Aldermen are fully apprised and aware of the conditions existing in the area, and that such conditions are detrimental and a menace to the safety, health and welfare of the locality as a whole, and that the existence in the areas of blighted, insanitary and vacant parcels of land not economically used retards economic and social growth, and that the project area is detrimental to the public health, safety, morals and welfare in its present condition and use, and that such conditions and use should be eliminated in the public interest; and

WHEREAS, there has been prepared and referred to the Board of Aldermen of the City of St. Louis for their review and approval a Plan for the industrial development of the project area, dated March, 1979, with corrected legal description October, 1979, and consisting of fifteen pages and twelve (12) exhibits; and

WHEREAS, said Plan has been approved by the Board of Commissioners of the Authority; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

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WHEREAS, the Community Development Commission, which is the duly designated and acting official planning body for the locality, has submitted to the Board of Aldermen its certification that said Industrial Development Plan conforms to the general plan for the locality as a whole, and the Board of Aldermen has duly considered said report, recommendations and certifications of the planning body; and

WHEREAS, the Authority has included in the Plan a statement of the proposed method and estimated cost of the acquisition and preparation of the project area; and

WHEREAS, the Authority has submitted a statement of the proposed method of financing the Project; and

WHEREAS, no relocation of individuals and families are required and relocation of businesses will be carried out in accordance with the requirements of law; and

WHEREAS, in accordance with the requirements of Chapter 100.400 (8), Revised Statutes of Missouri, 1978, as amended, the Board of Aldermen has advertised that a public hearing would be held on the Plan and said public hearing was duly held at the time and place designated in said notice, and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that the Board of Aldermen take appropriate official action respecting the approval of the Plan.

Now, therefore, be it ordained by the City of St. Louis as follows:

1. It is hereby found, determined and declared that the project areas as described in the Small Arms Plant Industrial Development Plan and as set forth herein, are blighted, insanitary and undevel-

oped industrial areas as defined in Section 100.310 (2), (11), (18), Revised Statutes of Missouri, 1978, as amended, and that the conditions existing therein constitute an economic and social liability and are detrimental to the public safety, health, morals and welfare of the community, and that the project areas qualify as blighted, insanitary and undeveloped industrial areas under Section 100.300 through 100.620, Revised Statutes of Missouri, 1978, as amended.

2. That said Industrial Development Plan, dated March, 1979, with corrected legal description October, 1979, which is attached hereto and incorporated herein by reference, having been duly reviewed and considered, is hereby approved and the president or clerk be and is hereby directed to file copies of said Industrial Development Plan with the minutes of this meeting.

3. It is hereby found and determined that said Industrial Development Plan conforms to the general plan for the development of the community as a whole and that the Industrial Development Plan is feasible.

4. That it is hereby found and determined that the Industrial Development Plan will afford maximum opportunity consistent with the sound needs of the locality as a whole, for the industrial development of the area.

5. That the Board of Aldermen has determined that there is set forth a feasible means for the relocation of businesses to be displaced from the project area.

6. That the bonds proposed to be issued by the Authority to finance a portion of the Industrial Development Plan are not the debt of the City of St. Louis.

7. That in order to implement and facilitate the effectuation of the Industrial Development Plan hereby approved, it is found and

determined that certain official action may be required by this body with reference, among others, relocation of certain city streets, and accordingly the body hereby pledges its cooperation in helping to carry out the Industrial Development Plan and requests the various officials, departments, Boards and agencies of the locality which have administrative responsibilities likewise to cooperate to such end to exercise their respective functions and powers in a manner consistent with the Industrial Development Plan, and the Board stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Industrial Development Plan.

8. That it is hereby found and determined that the Industrial Development Plan may be carried out in the manner provided by law, and that

a. Any redevelopment corporation acquiring fee simple title to property within the project area from the Planned Industrial Expansion Authority shall thereby be entitled to the ad valorem tax abatement benefits of Chapter 353.110, R. S. Mo. (1978), as amended, as referenced and authorized in Chapter 100.570, R. S. Mo. (1978). Notwithstanding the above, the redevelopment corporation agrees that with respect to property within the project area, owned by said redevelopment corporation, and taxed pursuant to Chapter 100.570 R. S. Mo. (1978), as amended, it, its successors and assigns, will pay to the City of St. Louis with respect to each such property, in addition to the ad valorem taxes computed thereunder, an amount annually equal to the amount by which the actual tax on such property computed hereto, is less than the tax which would have resulted in such taxable year against such property, had the assessed valuation of such property (land and improvements) remained the same as the assessed

valuation of said property (land and improvements) on the first day of January of the calendar year in which the redevelopment corporation acquired title to the property.

b. Any redevelopment corporation leasing property within the project area from the Planned Industrial Expansion Authority shall be required to make in lieu of tax payments to the City of St. Louis based upon the formula set forth in Chapter 353.110, R. S. Mo. (1978), as amended, as referenced and authorized in Chapter 100.570, R. S. Mo. (1978). In no case, however, shall such in lieu tax payments extend beyond the initial term of said lease which shall in no event be longer than 25 years. At such time as the leasehold is terminated, whether by action of either party thereto or by operation of law, the property shall be subject to assessment and payment of all ad valorem taxes, based on the full real value of the property. Notwithstanding the above, the redevelopment corporation agrees that with respect to property within the project area, leased by said redevelopment corporation, it, its successors and assigns will pay to the City of St. Louis with respect to each such property, in addition to the ad valorem taxes or payments computed hereunder, an amount annually equal to the amount by which the actual tax or payment on such property computed pursuant hereto, is less than the tax or payment which would have resulted in such taxable year against such property, had the assessed valuation of such property (land and improvements) remained the same as the assessed valuation of said property (land and improvements) on January One of the calendar year in which the redevelopment corporation leased the property.

9. That the sections of this Ordinance shall be severable. In the event that any section of this Ordinance

nance is found by a court of competent jurisdiction to be unconstitutional, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that the Aldermen would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

10. That this Ordinance being necessary for the immediate preservation of the public health, welfare and safety, it is hereby declared to be an emergency measure within the meaning of the Charter of the City of St. Louis, and shall become effective immediately upon its passage and approval by the Mayor.

SMALL ARMS PLANT INDUSTRIAL DEVELOPMENT PLAN — PROJECT #7

CITY OF SAINT LOUIS,
MISSOURI

Submitted by

THE PLANNED INDUSTRIAL
EXPANSION AUTHORITY
OF THE CITY OF ST. LOUIS

MARCH, 1979

(Legal description corrected
October, 1979)

TABLE OF CONTENTS DEVELOPMENT PLAN

SMALL ARMS PLANT SITE

- A. Description of the Project
 1. Boundaries
 2. Type of Proposed Activities

- B. Land Use Plan
 1. Land Use Map
 2. Land Use Provisions and Building
- C. Description of the Project Area and Vicinity
- D. Project Proposal
 1. Type of Development
 2. Development Financing
 3. Land Acquisition Costs
 4. Tax Abatement
 5. Developers Obligation
 6. Relocation
- E. Proposed Zoning and Street Changes
 1. Street Plan
 2. Zoning Plan
- F. Public Facilities and Utilities
 1. Facilities
 2. Utilities
- G. Relationship to Local Objectives
- H. Procedure of Changes in the Approved Plan
- I. Duration of Regulations and Controls
- J. Eminent Domain
- K. Civil Rights and Equal Opportunity Compliance
- L. Exhibits

EXHIBITS

- A. Land Use Map

Streets
Water
Sewer
Electric/Telephone
Gas/Steam
- B. Utility and Facilities Inventory
- C. Present Zoning
- D. Preliminary Cost Estimates
- E. Land Acquisition Cost
- F. Possible New Public Facilities

- G. Possible New Improvements
- H. Proposed Zoning
- I. Booker Associates Small Arms Ammunition Plant Industrial Development Master Plan*
- J. Supplemental Equal Opportunities
- K. Applicable Federal Regulations
- * To be provided under separate cover.

A. DESCRIPTION OF THE PROJECT

1. Boundaries

The Small Arms Plant Industrial Development Plan area consists of four tracts, A, B, D, and E, totaling 60.31 acres. The general boundaries are: Goodfellow on the west, I-70 on the north, and an Illinois Terminal Railroad Association spur track on the east and south. Tracts A, B, D, and E, are illustrated in Exhibit A. The legal description is as follows:

Beginning at the northern most point of intersection of the Easterly line of Riverview Boulevard with the Westerly line of Interstate 70; thence along the Westerly line of Interstate 70, in a Southerly direction to the point of intersection of said Westerly line of Interstate 70 with the Easterly line of Riverview Boulevard; thence Southwesterly to a point on the Westerly line of Riverview Boulevard, said point being 10.97 feet Northwesterly of a corner of Parcel 6 of the General Services Administration (GSA) Survey recorded in Survey Book 12, Pages 86, 87, 88, and 89 of the City of St. Louis, Missouri; thence Southeasterly along the Westerly line of Riverview Boulevard to said corner of Parcel 6; thence leaving the Westerly line of Riverview Boulevard and following along the Southeasterly line of Parcel 6, the following courses and distances;

Southerly 7.70 feet along a curve to the right having a radius of 35.95 feet, thence Southerly 22.64 feet; thence 50.04 feet along a curve to the left having a radius of 94.41 feet; thence Southwesterly 55.80 feet to a corner common with the corner of a 50.00 foot wide easement; thence on a deflection angle (▼) to the left of 74°44'00", 182.08 feet; thence on a ▼ to the left of 0°50', 497.08 feet; thence on a ▼ to the left of 103°58', 67.77 feet; thence on a ▼ to the right of 63°51', 110.53 feet; thence on a ▼ to the right of 90°02', 1473.80 feet; thence on a ▼ to the left of 90°, 300.00 feet; thence on a ▼ to the right of 90°, 350.17 feet; thence on a ▼ to the left of 90°, 394.24 feet; thence on a ▼ to the right of 93°52', 166.00 feet; thence on a ▼ to the left of 129°07', 7.54 feet to the Northerly line of the St. Louis Terminal Railroad; thence in a Southwesterly direction along the Northerly line of said Railroad, 1158.57 feet; thence leaving said Northerly line on a ▼ to the right of 142°13', 16.30 feet along the Northwesterly line of Parcel 6; thence on a ▼ to the left of 139°32'30", 38.38 feet; thence on a ▼ to the right of 139°32'30", 365.38 feet; thence leaving the Northwesterly line of Parcel 6 on a ▼ to the left of 34°42'59", 344.47 feet to the Southwesterly line of a 50 foot wide easement; the Southwesterly half of which lies in Parcel 9 of the aforesaid GSA Survey; thence along said line or easement on a ▼ to the left of 28°22'31", 213.90 feet to a point of curvature; thence along a curve to the right of 425.72 feet, said curve having a radius of 386.56 feet to a point on the Westerly line of a 50 foot wide easement, the westerly half of which lies in Parcel 14 of the said GSA Survey; thence along said easement line 1538.13 feet to the Northerly line of parcel 14; thence Northwesterly along said Northerly line of Parcel 14, 50.00 feet; thence on a ▼ of 88°13'43" to the right, 432.91 feet to a point of curvature; thence along a curve

to the left, 201.73 feet, said curve having a radius of 234.44 feet; thence Northwesterly, 250.88 feet on a tangency to said curve; thence on a ∇ to the left of $40^{\circ}41'28''$, 1392.95 feet to the Easterly line of Goodfellow Boulevard, thence Northerly along said line of Goodfellow Boulevard 120.00 feet; thence leaving said line of Goodfellow Boulevard on a of $80^{\circ}53'04''$ to the left 220 feet; thence on a ∇ of 90° to the right, 60 feet; thence on a ∇ of 90° to the right, to the Easterly line of Goodfellow Boulevard; thence Northerly along said Easterly line 97.70 feet; thence continuing along said line 94.26 feet; thence leaving said line a ∇ to the right of $89^{\circ}46'26''$, 1082.57 feet; thence on a ∇ to the left of $56^{\circ}57'28''$, 108.95 feet to a point of curvature; thence along a curve to the right 247.83 feet, said curve having a radius of 375.54 feet, to a point lying 25 feet Westerly and 29.13 feet Southerly from the Northeast corner of Parcel 1 of said GSA Survey; thence Northeasterly 29.13 feet to the Northerly line of Parcel 1; said point lying 25 feet Westerly of the Northeast corner of Parcel 1; thence continuing Northeasterly along the same line 220.53 feet; thence Southeasterly to the point of beginning.

EXCLUSION: A portion of Parcel 4 of the GSA Survey recorded in Survey Book 12, Pages 86, 87, 88, and 89, City of St. Louis Records, described as follows:

Commencing at the Northeast corner of Parcel 4; thence Southeasterly along the Easterly line of Parcel 4 to the point of beginning, said point lying on the Southerly line of a 50 foot wide easement; thence continuing along the Easterly line of Parcel 4, 265.86 feet to the Southeast corner of Parcel 4; thence Northwesterly 244.85 feet along the Southerly line of Parcel 4 to a point in the Easterly line of an easement; thence on a ∇ to the right of 90° , 21.93 feet; thence on a ∇ to the left of 90° , 10.00

feet; thence on a ∇ to the right of 90° , 45.95 feet; thence along a curve to the left, 100.00 feet, said curve having a radius of 334.44 feet; thence Easterly along the Southerly line of a 50 foot wide easement, to the point of beginning.

2. Type of Proposed Development Activities

Manufacturing will be the primary activity. The definition of industrial development in Section 100.310 (9) R.S. Mo. (1969) will be the criterion by which firms will be selected for occupancy in the project area. Exhibit A, generally represents the final land use scheme as no land use changes will occur in Tracts A and B. Land use on Tracts D and E will change from vacant to industrial. Firms that employ persons with skill levels commensurate with St. Louis' labor force will be especially encouraged. The projected employment after development is 900. Present employment is zero. Given that these would be basic industrial jobs, spin off employment is expected to range between 2,500 and 3,000.

a. The total capital investment for utility improvements, public facilities, railroad relocation, and demolition is estimated at approximately \$4,057,130. The itemized costs are illustrated in Exhibit D.

b. A substantial proportion of the employment created by firms locating in the project area will be reflective of the skill level of the nearby population.

c. A reasonable opportunity will be present in the overall employment structure of firms locating in the project area for upward mobility and skill training of the low skilled employees initially hired by the firm.

d. Firms locating in the project area will be of such employment density, herein defined as a range

of fifteen (15) to twenty (20) or more employees per acre.

e. There will be a bonafide attempt to create a total of approximately 900 jobs.

B. LAND USE PLAN

1. Land Use Map

a. Current location of public streets and right-of-ways are delineated on the attached Land Use Map. (Exhibit A).

b. At this time it is impossible to delineate the precise location of new streets and land use patterns within the project area. This will depend on the nature and configuration of individual developments. Experience has shown that a flexible land use plan is important. The "as built" utility systems and public facilities that may be modified are incorporated into this Plan as Exhibit B.

2. Land Use Provisions and Building Requirements

a. Statement of uses to be Permitted

Proposed land uses in the project area shall be limited to private industrial development within the meaning of Section 100.310 (9) R.S. Mo. (1969).

b. Regulations and Controls

All municipal ordinances relating to building, properties, and development apply within the project area; requirements of the Community Development Agency will, when specified, be applicable to PIE by virtue of agreements which PIE has or will enter into with this agency. In addition, Protective Covenants may be applied to the project area. These covenants would be formulated to maintain and operate common facilities through the establishment of a board of trustees composed of land owners and tenants. These Protec-

tive Covenants would be used, should the project develop as a multiple tenant industrial park. Additional regulations are presented in Exhibits K and J. Present zoning is illustrated in Exhibit C.

C. DESCRIPTION OF THE PROJECT AREA AND VICINITY

1. The project area (Tracts A, B, D, and E) is completely surrounded by non-residential uses. It is a former ammunition production and testing site. Unemployment within the surrounding area was approximately 12% in June, 1978, (This is the most recent figure available from the Missouri Employment Service)

The actual unemployment rate could actually be significantly higher because of the high density of minority population in the surrounding area. In the following narrative, the property and related structures are described. There is no residential activity in the project area. The on-site population is consequently zero. The on-site unemployment level is also zero. Further information can be found in Exhibit I, which is the Small Arms Plant Industrial Development Master Plan prepared by Booker Associates.

a. Tracts A (44.5 acres) and E (2.3 acres) in the Project Area have land uses classified as heavy industry based on their previous use as part of the ammunition plant when it was active. Although, these plants are presently inactive, the structures on the sites are of a heavy industrial type. Tract A contains three major structures: Building 117, on the south end of the tract, was a proofing building where various shells were test fired; Building 123, also on the south end of the Tract, was used for the charging of 30 and 50 caliber tracer shells; and Building 134, on the north end of Tract A, was for the assembly of the bullets, casings, and charges into a

finished shell. The remaining buildings are, for the most part, storage magazines and bunkers. Those on the south end of the tract were principally for storage and mixing of raw chemicals. The magazines in the northern portion of Tract A were used to store finished, charged shells, all of which are individually surrounded.

b. Tract E is vacant. It presently has no structures of any kind. However, it has been classified as heavy industrial due to the fact that it is immediately adjacent to Tract A and has two railroad sidings running through it which were used for movement of chemicals and finished shells into and out of the Ammunition Plant when it was active.

c. Tract B, totaling 10.7 acres, is classified as light industrial. As with Tracts A and E, it is inactive, and has been classified based on its use while the Ammunition Plant was in operation. There are three structures on this tract, all of which were used as powder magazines, surrounded by protective blast walls. Also, on this tract is an overpass spanning Goodfellow Boulevard, connecting the major portion of the Plant with additional structures on the west side of Goodfellow Boulevard. This overpass is no longer used and has been fenced and locked.

d. Tract D is 2.9 acre vacant parcel. The major portion of Tract D, was paved. This tract served as a parking lot for a large number of Chevy-Shell plant employees during its active years.

2. Land use surrounding the Project Area, for the most part, changes rather sharply over a short distance. Density in this area is approximately 5-10 dwelling units per acre. This data was formulated by the East-West Gateway Coordinating Council.

a. To the north of the Project Area, north of I-70, land uses in

the Walnut Park Neighborhood are approximately 80 percent single and two-family residential; religious/social/cultural, recreation and parks, retail trade, and governmental/educational uses.

b. Land uses south of the Project Area are generally of two categories. The area adjacent and/or near Natural Bridge Road and south along Goodfellow Boulevard, Union Boulevard, and Kingshighway Boulevard contains a wide variety of uses: business, personal and financial services; retail and business trade; light, heavy and transportation industries; and a light mix of vacant parcels and multi-family residential uses. Moving away from these major thoroughfares, land use changes to almost solely residential, from single family to 3-4 family at approximately 7 dwelling units per acre. Adjacent to Tract A Lincoln Engineering is a large industrial employer.

c. The transition of land uses moving east from the Project Area occurs more gradually. Between Union Boulevard and Kingshighway Boulevard, light and heavy industry comprise roughly 50 percent of the land use. The remainder of the area is predominantly comprised of business and construction services, vacant property and park land. East of Kingshighway, however, land use changes to single-family, two-family, and 3-4 family residential use mixed with retail trade and religious/social/cultural uses near the Kingshighway/Natural Bridge intersection; and governmental/educational, and park uses along Kingshighway near I-70. Population density in this area is 5-10 dwelling units per acre. The General Motors Chevrolet Assembly Plant is located adjacent to Tracts A and E, southeast of the Terminal Railroad Tracks.

d. The land uses west of the Project Area again exhibit a sharp transition. Another portion of the Small Arms Plant, part of which

is under development as a Job Corps Training Site, lies west of Goodfellow Boulevard. With the exception of retail trade, personal services, and utilities adjacent to Goodfellow and Natural Bridge, and heavy industry and government uses adjacent to Goodfellow which were part of the former Ammunition Plant, the area is entirely residential.

The result of the above described land use patterns is the creation of a pocket of industry, surrounded by predominantly unrelated land uses. The core of this pocket is the Project Area itself.

D. PROJECT PROPOSAL

1. Type of Development

The project area will be developed to provide large industrial sites within the City. After development, the land will be occupied by industrial facilities. Development will be guided by the regulations set forth in this Plan and possible Protective Covenants. The purpose of this plan is to improve the project area which is presently unusable because of the bunkers and related structures. Four kinds of activities will be undertaken. These are: 1) land acquisition, 2) site preparation, 3) improvement of utility and street systems, and 4) disposition of land.

The land will be acquired through negotiation with individual property owners and, if necessary, condemnation. It is contemplated that the property will be disposed of by direct sale or lease of land, buildings, machinery, and equipment. Architectural plans and landscaping for all developments will be approved pursuant to Chapter 100.300-100.620 R.S. Mo. (1969), as amended and other appropriate requirements. Protective Covenants may be formulated and instituted should the project area develop as a multiple tenant industrial park.

2. Development Financing

a. Project Cost

Two categories of costs are anticipated. These categories are 1) land acquisition, and 2) site preparation. The entire project will be financed with Year IV and Year V Community Development Block Grant funds granted to the Planned Industrial Expansion Authority, which acts as the "operating agency" for the Industrial Land Development Program. Preliminary estimates and sources of funds for each category are broken down in Exhibit D. Demolition, railroad relocation, street and utility improvements were formulated by the Booker Associates, Inc. study.

b. Individual Project Development Financing

It is contemplated that some industrial projects within the project area will be privately financed where property will be purchased directly from PIE by a particular firm. Some projects may be financed through the sale of industrial revenue bonds according to the provisions of Chapter 100.300-620 (1969) as amended. Such bonds shall be secured by land, improvements, and in some cases, machinery and equipment, and other security interests as necessary, including, but not limited to assignments of lease payments. Also, individual projects may be financed through The St. Louis Local Development Co.

3. Land Acquisition Costs

The current estimate of total land acquisition cost is \$875,000. All parcels and their estimated acquisition cost are listed in Exhibit E.

4. Tax Abatement

a. Any redevelopment corporation acquiring fee simple title to property within the project area from the Planned Industrial Expansion Authority shall thereby be en-

titled to the ad valorem tax abatement benefits of Chapter 353.110, R.S. Mo. (1969). Notwithstanding the above, the redevelopment corporation agrees that with respect to property within the project area, owned by said redevelopment corporation, and taxed pursuant to Chapter 100.570 R.S.Mo. (1969), as amended, it, its successors, and assigns will pay to the City of St. Louis with respect to each such property, in addition to the ad valorem taxes computed thereunder, an amount annually equal to the amount by which the actual tax on such property computed pursuant hereto, is less than the tax which would have resulted in such taxable year against such property, had the assessed valuation of such property (land and improvements) remained the same as the assessed valuation of said property (land and improvements) on the first day of January of the calendar year in which the redevelopment corporation acquired title to the property.

b. Any redevelopment corporation leasing property within the project area from the Planned Industrial Expansion Authority shall be required to make in lieu of tax payments to the City of St. Louis based upon the formula set forth in Chapter 353.110, R.S. Mo. (1969), as amended, as referenced and authorized in Chapter 100.570, R.S. Mo. (1969). In no case, however, shall such in lieu tax payments extend beyond the initial term of said lease which shall in no event be longer than 25 years. At such time as the leasehold is terminated, whether by action of either party thereto or by operation of law, the property shall be subject to assessment and payment of all ad valorem taxes, based on the full real value of the property. Notwithstanding the above, the redevelopment corporation agrees that with respect to property within the project area, leased by said redevelopment corporation, it, its successors and assigns will pay to the

City of St. Louis with respect to each such property, in addition to the ad valorem taxes or payments computed hereunder, an amount annually equal to the amount by which the actual tax or payment on such property computed pursuant hereto, is less than the tax or payment which would have resulted in such taxable year against such property, had the assessed valuation of such property (land and improvements) remained the same as the assessed valuation of said property (land and improvements) on January one of the calendar year in which the redevelopment corporation leased the property.

5. Developers Obligation

Any company or industry which proposes to lease facilities constructed pursuant to this plan or purchase land shall submit plans and specifications to PIE for approval prior to starting work. The building permit shall not be issued without prior approval by PIE. Said company or industry shall agree to keep all buildings, structures, improvements, fences, fixtures, signs, equipment, machinery, walkways, other paved areas and landscaped areas, that are constructed, erected, installed or located on his property in good and safe order and condition and in full and complete repair, both inside and outside, structurally and otherwise, including the necessary and proper painting. PIE will review all plans to determine their conformity with terms of its agreements with the City of St. Louis.

6. Relocation

No relocation will be involved with the project.

E. PROPOSED ZONING AND STREET CHANGES

1. Street Plan

The proposed street plan for the project area will provide for the

major access facilities. McNair Avenue will be widened to 44 feet of pavement from a point just north of Building 123 north along its present alignment to a point just north of its intersection with the Stratford Avenue Extension. At this point, McNair Avenue will be relocated eastward to tie into existing southbound Riverview Boulevard. Stratford Avenue will be extended and widened to 44 feet of pavement from Goodfellow Boulevard to McNair Avenue. Riverview Boulevard, southbound, will be relocated along the south right-of-way of I-70 to a width of 36 feet of pavement. This relocation will allow for the vacation of existing southbound Riverview Boulevard and the expansion of Tract D, into this vacated street facility. Up to three (3) internal streets may be constructed to provide access to the interior of Tracts A and B. These would be streets with 36 feet of pavement and they would end in cul-de-sacs. (See Exhibit "F").

2. Railroad Plan

In order to unify Tract A and to allow for its entire development the existing railroad line running along the eastern part of the tract will be relocated to the western boundary of the tract along McNair Avenue. This relocation may require the demolition of Building 123. The existing trackage will also be altered near the point of intersection of McNair Avenue and Stratford Avenue. This relocation will reduce the number of street crossings from two to one in this area. Some other additional trackage will also be required to ensure rail access to those firms presently in the area.

3. Zoning Plan

Tracts B and E are presently zoned "J" Industrial. Tract A is zoned "J" west of the Terminal Railroad tracks. East of the tracks "K" unrestricted zoning exists. Tract "D" is not zoned because it

is part of the I-70 right-of-way. Tract "D" will be zoned to a "J" Industrial status.

F. PUBLIC FACILITIES AND UTILITIES

It is anticipated that the construction of new public facilities and utilities will be limited.

1. Facilities

Two new streets may be constructed along with as many as three land access streets. All of these changes and additions are, at present, development options. Their development is dependent on needs of firms locating in the project area. McNair Street could be improved to establish an internal collector street serving all Tracts plus the General Services Administration facility. Stratford Avenue may be extended beyond Goodfellow Boulevard to McNair to complete the internal collector. In order to increase the amount of developable land associated with Tract D, Riverview Boulevard may be relocated northeastwardly to parallel I-70. Local or access streets may be constructed. One could be constructed in Tract B and two could be constructed into Tract A. These transportation options are illustrated in Exhibit F.

2. Utilities

It is anticipated that some new utilities will be constructed. These additional lines will be mainly water and sewer lines connecting to the large trunklines. Some other existing utility lines will be abandoned or capped. These options are illustrated in Exhibit G. Other utilities including electric, gas, and telephone will be handled by the individual developer.

G. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities, and utility plans are consistent with local objectives

as defined by the General Plan of the City of St. Louis (1948), The Economic Development Strategy (1978), and fit into the Commerce Cities Program (1979). Any specific development plan approved by PIE for the project area will contain, among other things, adequate provision for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement, and improved employment opportunities.

H. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

This plan or the approved plans for any project in the project area may be modified at any time by PIE; provided that, if modified after the lease or sale of real property in the project area, the modification must be consented to by the lessee or purchaser of the real property or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will, in the joint opinion of CDA & PIE, substantially change the plan or plans as previously approved by the Board of Aldermen, the Planned Industrial Expansion Authority, and the Community Development Commission, the modification must similarly be approved by the Board of Aldermen, the Planned Industrial Expansion Authority, and the Community Development Commission.

I. DURATION OF REGULATIONS AND CONTROLS

This development plan shall remain in full force and effect and shall be binding on any lessee or purchaser from the Authority, from the effective date of the ordinance approving this plan to a date

twenty-five years thereafter. This section, however, shall not be construed as a limitation on the period of tax abatement under Chapter 353, R.S. Mo. (1969), and Chapter 100.570, R.S. Mo. (1969), or in lieu of tax payments, nor as a limitation on the power of the Planned Industrial Expansion Authority to issue bonds pursuant to this plan at any time during or subsequent to said period, which bonds would not be fully amortized until a point in time subsequent to the expiration of said twenty-five year period.

J. EMINENT DOMAIN

The Planned Industrial Expansion Authority, will, when necessary exercise its power of condemnation to acquire property within the project area in order to fulfill the objectives of this Plan.

K. CIVIL RIGHTS AND EQUAL OPPORTUNITY COMPLIANCE

The development of the Small Arms Plant Industrial Development Plan shall be subject to all Federal, State, and municipal statutes and ordinances with respect to Civil Rights and equal employment opportunity. All lessees or purchasers of property within the project area are hereby made specifically subject to all pertinent statutes and ordinances. All conveyances of property either by deed or by lease shall include appropriate covenants related thereto.

L. EXHIBITS

All exhibits herein attached are hereby incorporated by reference into this Plan and made a part hereof.

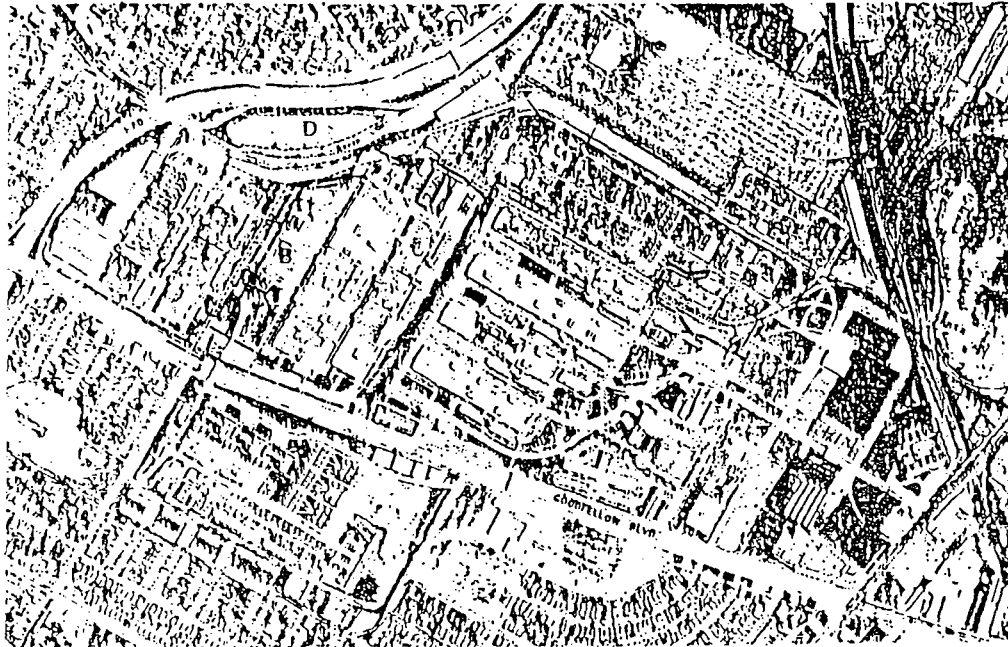


Small Arms Ammunition Plant
Industrial Development
Master Plan
Planned Industrial Expansion Authority
City of St. Louis, Missouri

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri

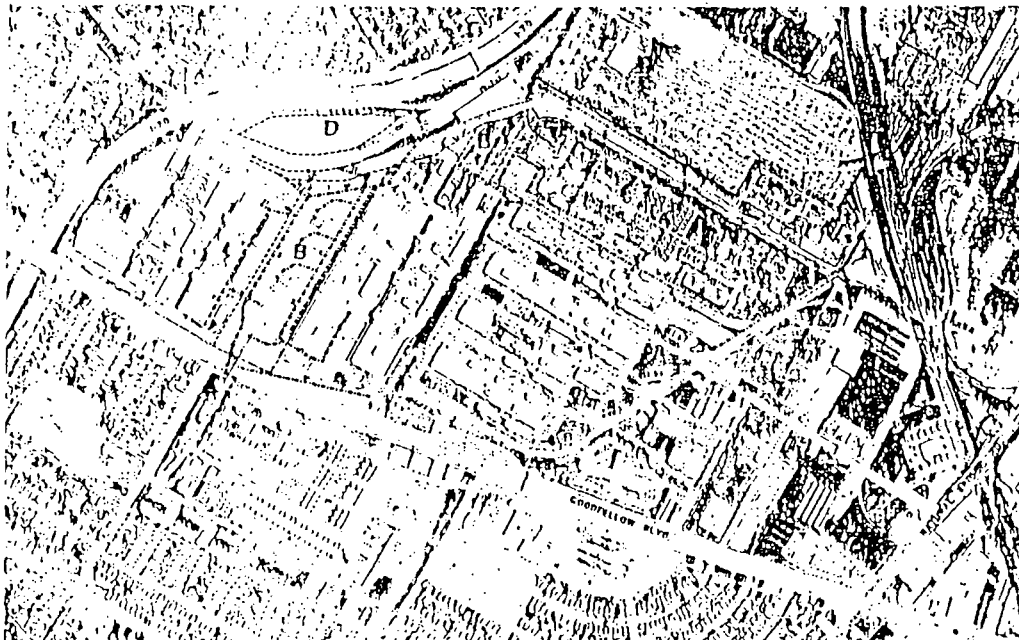


- 15 -

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri

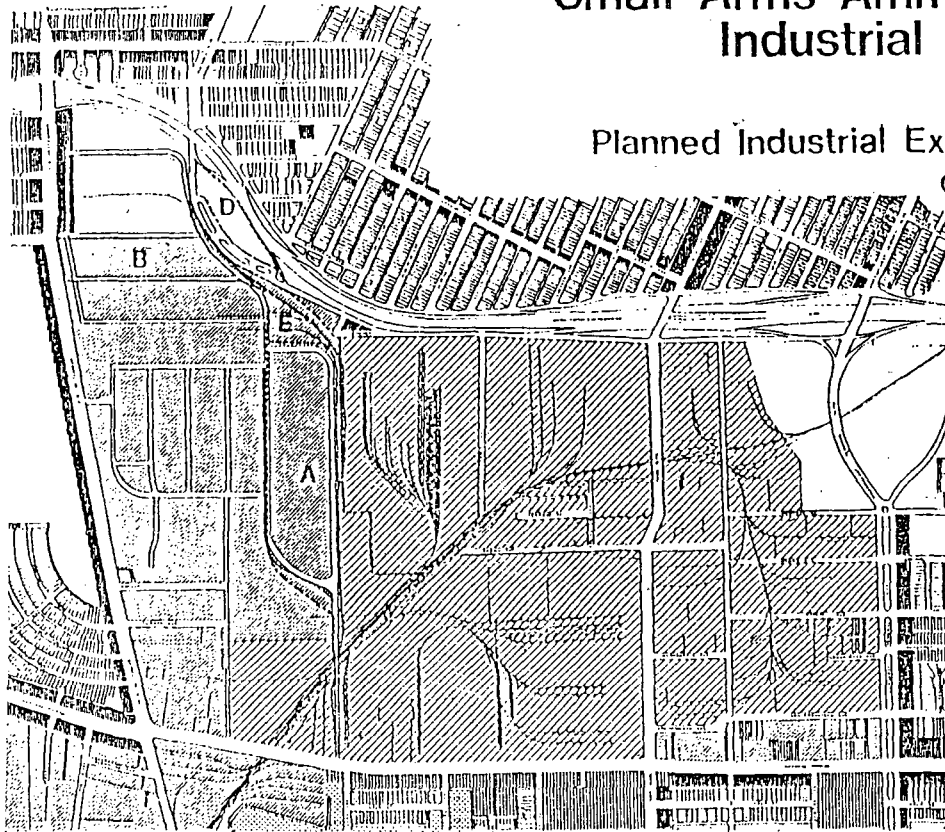


- 14 -

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri

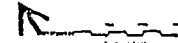


- A. SINGLE FAMILY DWELLING
- B. TWO FAMILY DWELLING
- C. MULTIPLE FAMILY DWELLING
- F. LOCAL BUSINESS
- G. COMMERCIAL
- H. COMMERCIAL
- J. INDUSTRIAL
- K. UNRESTRICTED
- TRACT BOUNDARY

EXISTING ZONING

Booker

PLATE 14
SCALE C

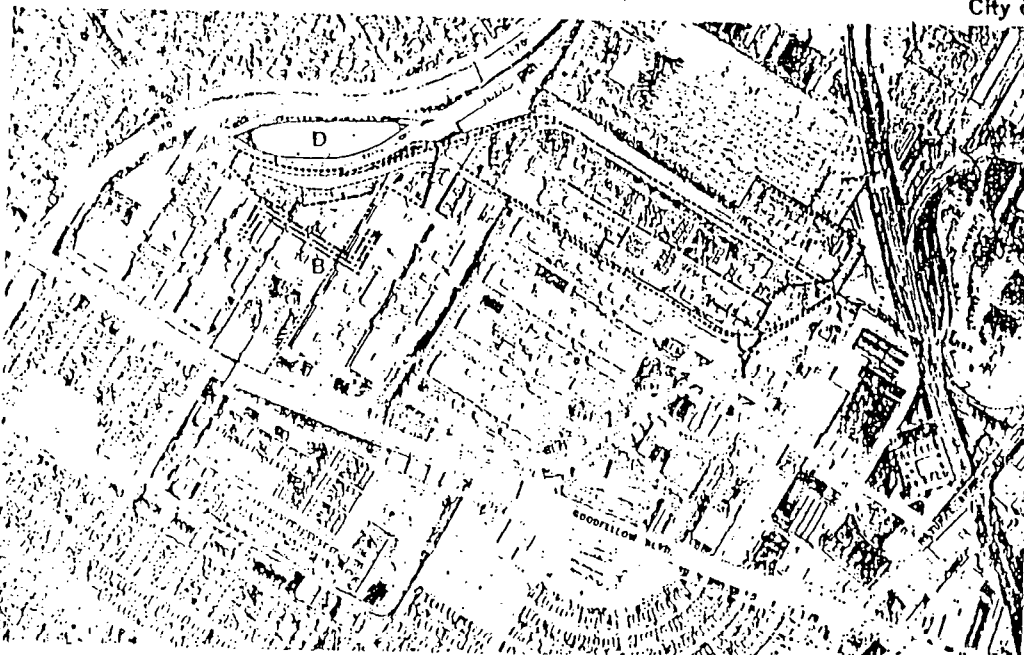


- 17 -

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri

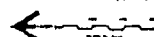


- TRACT BOUNDARY
- GAS LINE
PIPE DIAMETER IN INCHES
- STEAM & AIR
PIPE DIAMETER IN INCHES

EXISTING GAS,
STEAM & AIR
SERVICE

Booker

PLATE 5
SCALE B & C



- 16 -

EXHIBIT D

PRELIMINARY COST ESTIMATES FOR NEW PUBLIC FACILITIES AND IMPROVEMENTS

I. Demolition and Site Grading	Cost	Source of Funds
Tract A*	1,000,000	CDBG Year IV & V
Tract B	1,073,000	"
Complete Overpass and Ramp over Goodfellow	81,000	"
II. Street Improvements		
Stratford Extension	144,000	"
McNair	312,000	"
Internal Street Tract A	96,000	"
Internal Street Tract B	36,000	"
Riverview Relocation	156,000	"
III. Utility Improvements		
Sewer	52,000	"
Water	13,000	"
Pipe Cap Offs	10,000	"
IV. Railroad		
Relocation	325,000	"
Switches	35,000	"
Crossings	20,000	"
Sub-Total	3,353,000	
10% Inflation	335,300	
Sub-Total	3,688,300	
10% Contingency	368,830	
Total	4,057,130	

*Excludes buildings 124 and 134.

Source: Booker Associates, Inc., March, 1979.

EXHIBIT E

LAND ACQUISITION COST ESTIMATES

Tract	Present Owner	Cost Estimates	#1
A	To be purchased from Southwestern Town Lot Corporation	675,000	#2
B (half)	Schlueter Corporation	70,000	#3
D	Missouri State Highway Comm.	78,000	#3
E	Goodfellow Realty Company	52,000	#3
TOTAL		875,000	

#1 Year IV CDBG Funds

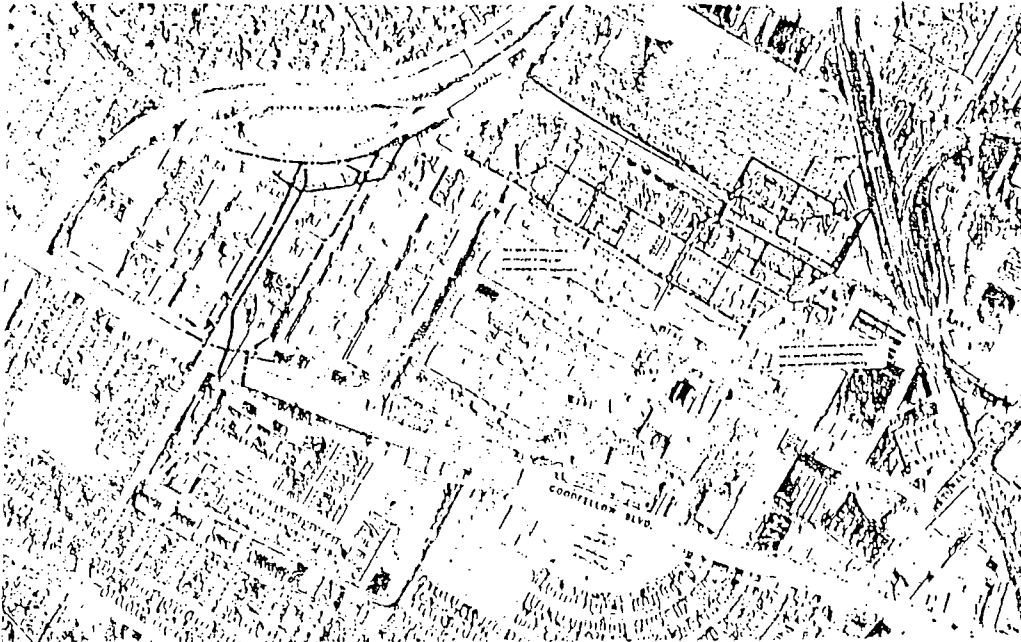
#2 Negotiated Price

#3 PIE Estimates at .30 Per Square Foot

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

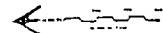
City of St. Louis, Missouri



- EXISTING SEWER LINES
- POSSIBLE SEWER CONNECTIONS
- EXISTING WATER LINES
- POSSIBLE NEW WATER LINES
- LINE CAP
- POSSIBLE NEW STREETS

POSSIBLE
NEW PUBLIC
IMPROVEMENTS

Dooker

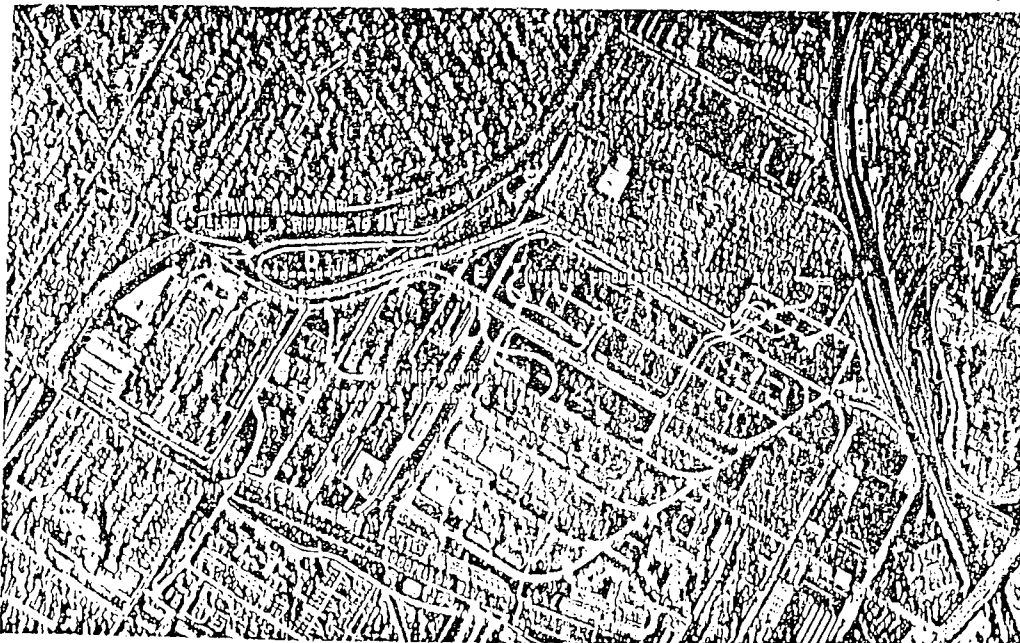


— 21 —

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

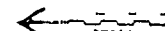
City of St. Louis, Missouri



- EXISTING RAIL LINE
- RELOCATED RAIL LINE
- == NEW OR IMPROVED STREETS

POSSIBLE NEW
PUBLIC FACILITIES

Dooker

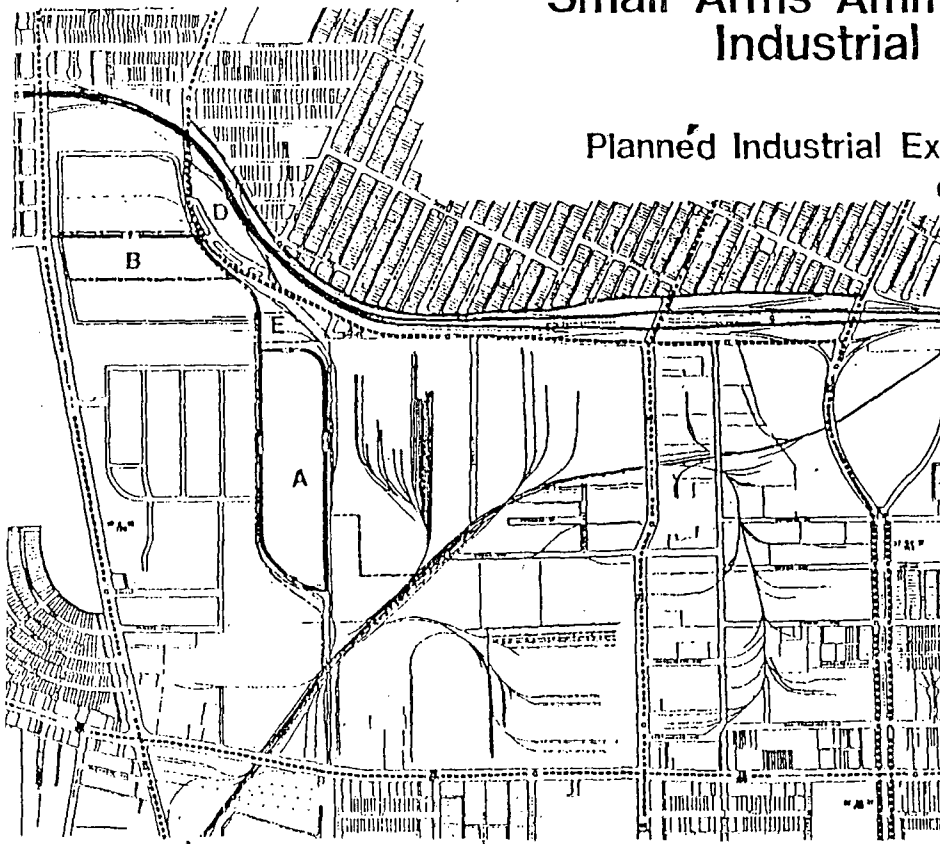


— 20 —

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri



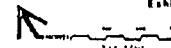
- CONCRETE SURFACE
- - - ASPHALT SURFACE
- - - PAYMENT WIDTH
- - - RIGHT-OF-WAY WIDTH
- - - PAYMENT/MEDIAN/PAYMENT
- - - RIGHT-OF-WAY
- PAYMENT SURFACE CONDITION
- G GOOD
- F FAIR
- P POOR
- - - TRACT BOUNDARY

EXISTING STREET
CONDITIONS

Dooker

PLATE 9

Sheet 9 of 13

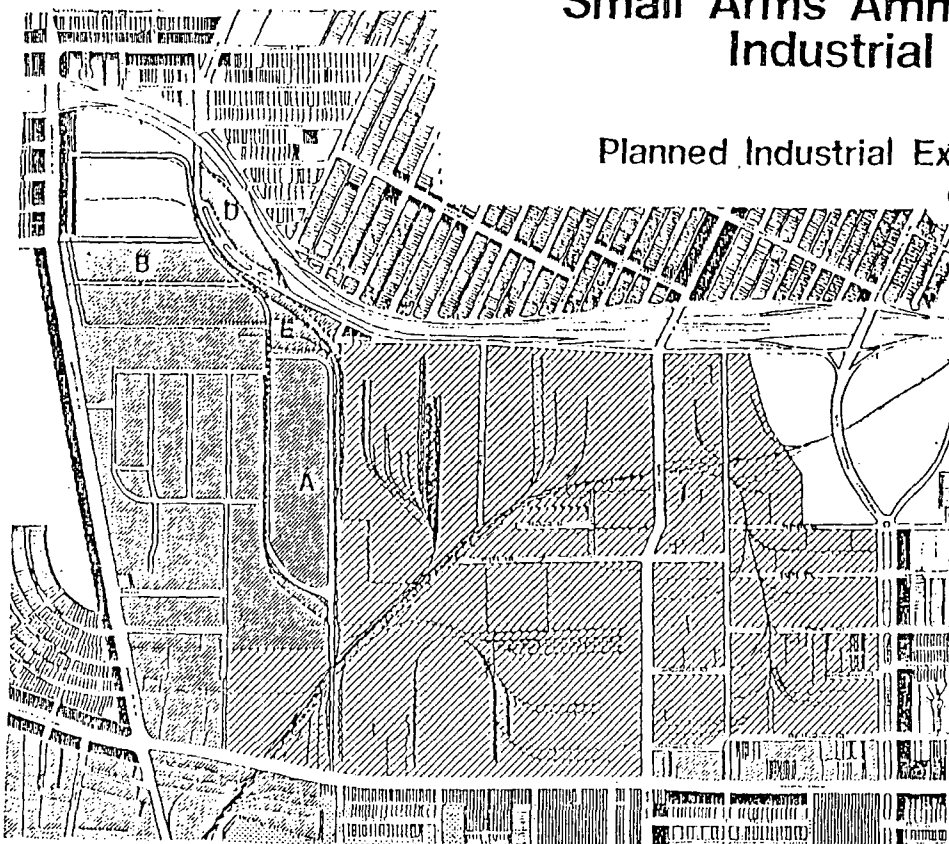


- 23 -

Small Arms Ammunition Plant Industrial Development Master Plan

Planned Industrial Expansion Authority

City of St. Louis, Missouri

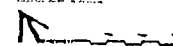


- A - SINGLE FAMILY DWELLING
- B - TWO FAMILY DWELLING
- C - MULTIPLE FAMILY DWELLING
- F - LOCAL BUSINESS
- Q - COMMERCIAL
- I - COMMERCIAL
- J - INDUSTRIAL
- K - UNRESTRICTED
- - - TRACT BOUNDARY

PROPOSED ZONING

Dooker

Sheet 9 of 13



- 22 -

EXHIBIT J SUPPLEMENTAL EQUAL OPPORTUNITIES

It is the intent of the Authority and the Redeveloper to afford equal opportunities, regardless of race, color, religion, sex or national origin, in employment, contracting sale, lease, use and occupancy in the construction and operation of the property, whether the construction or operation be by direct activity of the Redeveloper, or by contractors, lessees or their subcontractors, agents or employees, in the following manner;

1. Before the award of any construction contracts, or if the Redeveloper or any entity shall do its own construction, before commencement of that work, there shall be arranged a meeting with the Executive Director of the Authority or his designee, to present an affirmative action program for itself, or its contractors and subcontractors, along the following lines:

(a) Adherence to the St. Louis Plan, or a substitute plan that is approved by the Federal Contract Compliance Officer, to provide for training or upgrading opportunities in all trades.

(b) Delineation of black owned and operated contracting and subcontracting firms to be utilized, with special attention to awarding work so that additional contracting and subcontracting opportunities are made available to the black community.

2. All advertising, including signs during construction or thereafter, relating to employment, contracting, operation, sale, lease, use and occupancy as aforesaid, shall include the legend "An Open Occupancy Building," or such other wording as may be applicable to indicate the intent of this Exhibit "C" and the other applicable provisions of the Agreement in which it is incorporated.

3. The Redeveloper agrees to cooperate in the coordination of working relationships between labor and management in the construction and/or operation of the Project with appropriate labor organizations whose members may be, or may become, involved in such construction and/or operation subject to normal business considerations and all other applicable federal, state or local laws and ordinances, including the right of a majority of employees to designate a bargaining representative. In no event shall the provisions of this Paragraph No. 3 be deemed to require the employment of only Union Employees in the construction or operation of the improvements. The provisions of this paragraph shall be binding upon all successors in interest and assigns.

4. The Redeveloper shall work with the Authority to secure adherence, in contracts and in covenants, to all of the aforesaid by all individuals, partnerships, corporations or other entities.

5. Failure of the Redeveloper to carry out, or to provide for, the aforesaid programs and activities, shall be grounds for termination by the Authority of this Agreement, or for other remedies, pursuant to the provisions of this Agreement with respect to breaches by the Redeveloper.

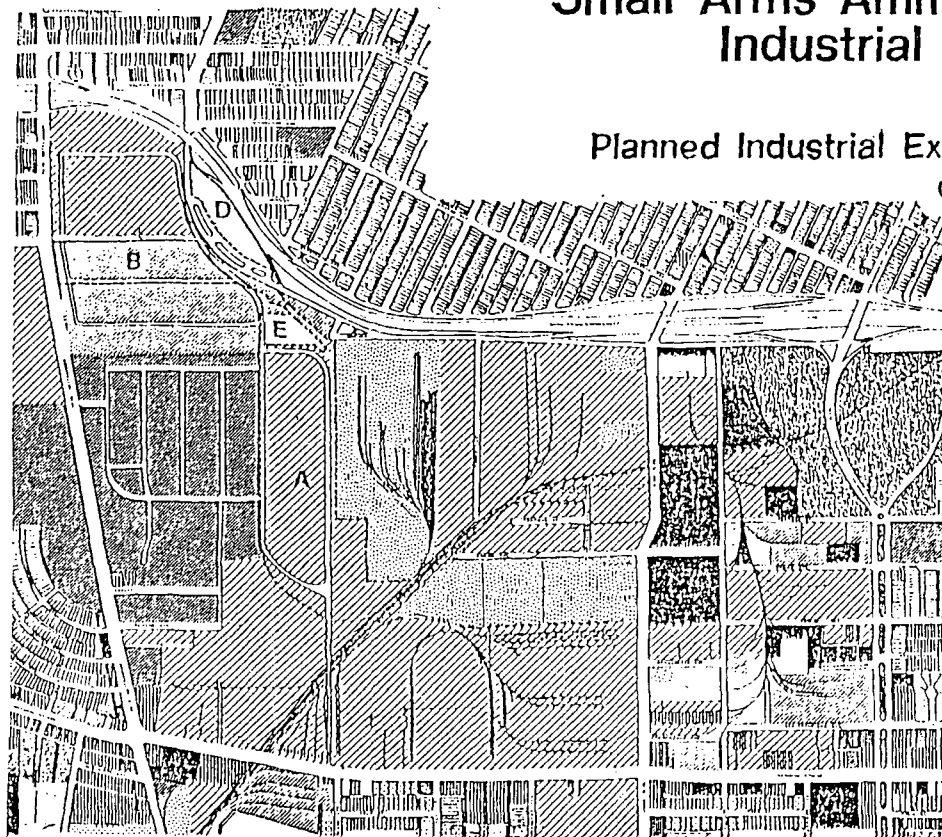
EXHIBIT K

APPLICABLE FEDERAL REGULATIONS

Title I—Housing and Community Development Act of 1974 (P. L. 93-383).

Title 24—Housing and Urban Development, Part 570 of Chapter V, C.D. Block Grants.

Title VI—Civil Rights Act of 1964 (P.L. 88-353).



Small Arms Ammunition Plant Industrial Development Master Plan Planned Industrial Expansion Authority City of St. Louis, Missouri

- RESIDENTIAL
- SINGLE FAMILY
- TWO FAMILY
- MULTI FAMILY
- COMMERCIAL & INDUSTRIAL
- PERSONAL & BUSINESS SERVICES
- RETAIL & BUSINESS TRADE
- FINANCE, INSURANCE, & PROFESSIONAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- MISCELLANEOUS
- TRANSPORTATION
- COMMUNICATION & UTILITIES
- PUBLIC & SEMI PUBLIC
- RECREATION & PARKS
- VACANT
- TRACY BOUNDARY
- EXISTING LAND USE

Booker

PLATE 13
SECTION A

Title VIII—Civil Rights Act of 1968
(P.L. 90-284).

Section 109—Housing and C.D. Act
of 1974 (P.L. 93-383).

Section 3—Housing and Urban De-
velopment Act of 1968.

Title V—Chapter 15 U.S.C. (Hatch
Act).

Titles II & III—Uniform Reloca-
tion Assistance and Real Prop-
erty Acquisition Policies Act of
1970 and its implementing regu-
lations 24 CFR Part 42.

National Environment Policy Act
of 1969.

Archeological and Historic Preser-
vation Act of 1974 (P.L. 93-291).

Davis-Bacon Act as amended 40
USC (27a - 276a-5).

Work Hours and Safety Standards
Act (40 USC 327-332).

Architectural Barriers Act of 1968
42 USC 4151 and Reg. 41CFR101.

Flood Disaster Protection Act of
1973 (P.L. 93-234) and Reg.
24CFR.

Clean Air Act as amended 42 USC
(1857 et seq.).

Federal Water Pollution Control
Act as amended 33 USC1251 et
seq. and reg. (40CFR Part 15).

Executive Order 11246

Executive Order 11063
(both of which address them-
selves to Equal Opportunity)

Executive Order 11593, including
the procedures prescribed by the
Advisory Council on Historic
Preservation in 36 CFR Part 800.

Federal Management Circular 74-4,
"Cost Principles applicable to
Grants and Contracts with State
and Local Governments."

Federal Management Circular 74-7,
"Uniform Administrative Re-
quirements for Grants -in-Aid to
State and Local Governments"—
Those applicable to C.D. Block
Grants.

All other Federal Management Cir-
culars in effect on June 13, 1975
and applicable to HUD programs
funded under the Housing and
Community Development Act of
1974.

Approved: March 13, 1980.

CB 4350

Ord, 58004

GSA Survey

Sur. Rec Bk 12
Pg 86 to 89

